



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3

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Gigi Li, Board Chair

Susan Stetzer, District Manager

November 30, 2015

Mr. Antony Wong, Chair
Chinatown Working Group
c/o Community Board #1 Manhattan
49-51 Chambers St., Rm 715
New York, New York 10007

Dear Mr. Wong,

At its November 2015 monthly meeting, Community Board 3 passed the following resolution:

VOTE: Resolution regarding Chinatown Working Group Subdistricts D and F

WHEREAS, The Lower East River waterfront has changed dramatically from its historic port and maritime uses; and

WHEREAS, the majority of the population is low income and older, and high rise moderate income and affordable senior housing has been built on the north side of South Street; and

WHEREAS, the entire Subdistrict D is vulnerable to the impacts of Climate Change; and

WHEREAS, in the absence of height limits, inappropriate developments (such as very tall condos) are beginning to appear within the Subdistrict; and

WHEREAS, the CWG plan for Chinatown, as it applies to Subdistrict D (the Lower East River Waterfront Area), provides for a 350 foot height limit; and

WHEREAS, the CWG plan for Subdistrict D requires 50% guaranteed permanent Affordable Housing, -- if 20% is achieved through a 421a tax abatement, then an additional 30% guaranteed permanent Affordable Housing must be added; and

WHEREAS, the CWG plan provides for an additional .5 FAR for Culture either on site or as a contribution to a cultural resource fund; and

WHEREAS, the CWG plan requires special permits in Subdistrict D for certain commercial businesses such as hotels, universities, dormitories, hospitals, hospital staff dwellings, bars, clubs, and limits the size of most stores and businesses to 2,500 square feet; and

WHEREAS, CB 3's preferred option 1 for Subdistrict D proposes a change from M1-6 zoning for the area underlying Manhattan Storage to C6-4 Modified, allowing additional affordable residential, commercial, or community facility uses; and

WHEREAS, the CWG plan makes no change in Subdistrict F (Under Bridge General Services), which currently houses a skate park and the DEP Parking facility, as well as several utility facilities; so

THEREFORE BE IT RESOLVED, CB 3 supports Option 1 of the CWG plan for Subdistrict D as well as the plan for Subdistrict F.

Please contact the community board office with any questions.

Sincerely,



Gigi Li, Chair
Community Board 3



MyPhuong Chung, Chair
Land Use, Zoning, Public and Private Housing Committee

Cc: Joel Kolkmann, New York City Department of City Planning
Vincent Fang, Office of New York City Council Member Margaret Chin